



## 4416 9 Street Vernon British Columbia

\$799,000

\*Reduced again - Seller motivated\*. Model family home in an ideal location on upper East Hill. Updated & ready for you to make it your own. Safely located on a cul-de-sac & truly the best location for you & your family. The first-class neighbourhood offers the new lakeview wading pool, good schools, a short walk to the nearby dog park & is only 20 minutes to Silver Star Mountain Resort & 15 minutes to Kalamalka & Okanagan Lake beaches. Easy access for the best four-season Okanagan lifestyle. Stepping into the home, the main level presents two living areas & a formal dining room with patio doors that open up to your private hot tub. The thoughtfully designed kitchen also opens up to the backyard complete with gazebo, greenhouse, garden & shed. The oak hardwood living room flooring is complemented by the warmth of a gas fireplace. Heading up to the top floor, there are two generously sized bedrooms, a large bonus room above the garage & a grand primary bedroom with a luxurious ensuite bathroom including a soaker tub & toasty heated tile flooring. Venturing downstairs, the fully finished basement offers ample space for recreation & another bedroom. The large, flat, .19 acre lot is fully fenced with a private back yard. Double garage & lots of parking including room for your boat & rec. vehicles. Home updates: Roof 2017, Furnace 2019, A/C 2020, Windows 2022 & more (full list available). Contact the Listing Agent or your Agent to schedule a viewing. \*Virtual Tour available\*. (id:6769)

Other 7'8" x 5'1"

4pc Bathroom 8'2" x 4'9"

Bedroom 11'11" x 15'8"

Bedroom 12'5" x 10'5"

Bedroom 12'5" x 10'1"

5pc Ensuite bath 12'11" x 9'1"

Primary Bedroom 13'6" x 16'7"

Bedroom 11'5" x 14'5"

Other 10'0" x 8'11"

Recreation room 23'3" x 20'9"

Laundry room 12'11" x 6'8"

Storage 9'0" x 5'5"

2pc Bathroom 12'5" x 6'6"

Other 10' x 10'

Kitchen 10'2" x 21'2"

Living room 13'8" x 15'0"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.soldokanagan.com/>



Royal

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